

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

14 Glass Street, Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$290,000

Median sale price

Median price \$505,000

Property Type House

Suburb Sale

Period - From 01/01/2022

to 31/12/2022

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	99 Stawell St SALE 3850	\$315,000	16/05/2022
2	114 Dundas St SALE 3850	\$305,000	03/01/2023
3	28 Howard St SALE 3850	\$275,000	05/09/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

21/02/2023 12:00



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Rooms: 4

Property Type: House

Land Size: 955 sqm approx

Agent Comments

Comparable Properties



99 Stawell St SALE 3850 (VG)

Agent Comments

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Price: \$315,000

Method: Sale

Date: 16/05/2022

Property Type: House (Res)

Land Size: 518 sqm approx



114 Dundas St SALE 3850 (REI)

Agent Comments

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Price: \$305,000

Method: Private Sale

Date: 03/01/2023

Property Type: House

Land Size: 435 sqm approx



28 Howard St SALE 3850 (REI/VG)

Agent Comments

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Price: \$275,000

Method: Private Sale

Date: 05/09/2022

Property Type: House

Land Size: 696 sqm approx